

£290,000

Platinum Property
Independent Estate Agents



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Gravelly Bank, Lightwood, ST3 7EG

01782 392211
sales@platinumpropertymam.co.uk

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****FOR SALE WITH NO UPWARD CHAIN**UNIQUE & TRADITIONAL**OVER 100 YEARS OLD****

This EXTENDED COTTAGE comprises of ENTRANCE HALL, LOUNGE, DINING ROOM with feature traditional fireplace housing electric fire, BREAKFAST KITCHEN with a comprehensive range of fitted wall, base & drawer units, BREAKFAST BAR, INTEGRATED APPLIANCES including eye level double oven, four ring hob, fridge & dishwasher, UTILITY ROOM with under counter space provision & plumbing for a washing machine & dryer, boiler location, WC with white suite. First floor accommodation comprises of THREE GOOD SIZE BEDROOMS, main bedroom benefitting from an EN-SUITE BATHROOM with separate bath & shower, there is also a separate BATHROOM with white suite. Externally the property has shared Off-Road Courtyard Parking for Vehicles, Low Maintenance Private Garden with block paved & decking seating areas, established trees, plants & shrubs. Easy access to commuter links, amenities & highly regarded local schools.

****RECENT NEW GAS COMBI BOILER**MUST BE VIEWED****

ENTRANCE HALL

8'3"(max) x 7'1"(max) (2.52m(max) x 2.16m(max))

LOUNGE

13'3"(max) x 10'7"(max) (4.04m(max) x 3.25m(max))

DINING ROOM

12'3"(max) x 10'0"(max) (3.74m(max) x 3.05m(max))

BREAKFAST KITCHEN

21'1"(max) x 10'0"(max) (6.45m(max) x 3.05m(max))

UTILITY ROOM

7'10"(max) x 5'4"(max) (2.39m(max) x 1.64m(max))

WC

4'11"(max) x 3'7"(max) (1.50m(max) x 1.10m(max))

FIRST FLOOR ACCOMMODATION**STAIRS & LANDING**

9'7"(max) x 2'10"(max) (2.94m(max) x 0.88m(max))

BEDROOM ONE

12'5"(max) x 11'1"(max) (3.80m(max) x 3.38m(max))

EN-SUITE BATHROOM

10'2"(max) x 9'0"(max) (3.10m(max) x 2.76m(max))

BEDROOM TWO

12'9"(max) x 10'0"(max) (3.91m(max) x 3.05m(max))

BEDROOM THREE

8'7"(max) x 7'8"(max) (2.63m(max) x 2.36m(max))

BATHROOM

7'0"(max) x 4'11"(max) (2.15m(max) x 1.51m(max))

EXTERIOR

- **FOR SALE WITH NO UPWARD CHAIN**
 - **UNIQUE & TRADITIONAL**
 - **OVER 100 YEARS OLD**
 - **TWO RECEPTION ROOMS**
 - **UTILITY ROOM**
 - **GROUND FLOOR WC**
 - **THREE GOOD SIZE BEDROOMS**
 - **EN-SUITE BATHROOM**
 - **LOW MAINTENANCE GARDEN**
- **RECENT NEW GAS COMBI BOILER**



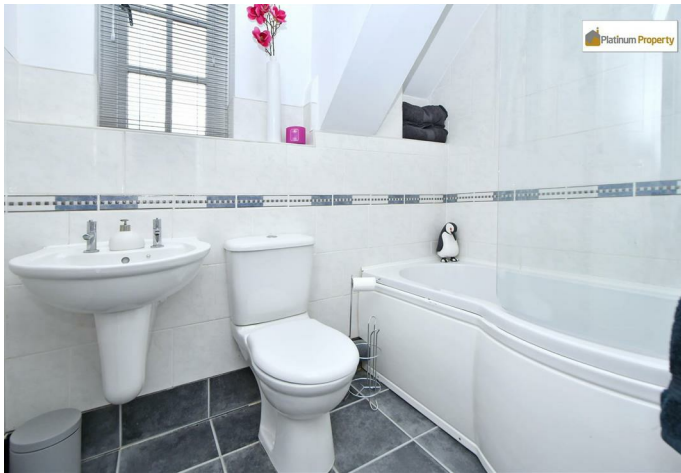
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AGENTS NOTES

TENURE

Freehold. We cannot comment on any other issues relating to the title or any other legal issues that may affect the property unless we have been made aware of any such matters. Purchasers are recommended to satisfy themselves as to the tenure via their solicitor/legal representative.

SALES PARTICULARS, MEASUREMENTS, PHOTOGRAPHS AND FLOOR PLANS

Whilst every care has been taken, we advise that all measurements have been taken as a guide to prospective purchasers only, and whilst we try to ensure accuracy, these are approximate and not deemed precise. We endeavour to ensure that these sales particulars are accurate and reliable; however, we do advise that they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All photographs (which may have been taken with a nonstandard/wide-angle lens), measurements, floor plans and distances referred to are given as a guide only, to provide an overall impression of the accommodation of the property and should not be relied upon for the purchase of floor coverings, or any other furniture, fixtures or fittings.

FIXTURES & FITTINGS

Nothing written in these sales particulars is intended to indicate that any fixtures or fittings, including floor coverings, curtains/blinds, fittings or furnishings, electrical goods (whether wired or not), gas/electric fires, light fittings, or any other item not mentioned, are included/form part of the property being offered for sale. It is through liaison and agreement between The Seller and The Purchaser that any such agreement be reached.

SERVICES

None of the services, appliances, apparatus or where applicable, central heating systems or specific fittings or integrated appliances have been tested by The Agent. We are unable to comment on their serviceability and no guarantee as to their operating ability or efficiency is given, and no warranty is offered. With regards to any connected mains services, Purchasers are recommended to satisfy themselves of their suitability.

OFFER / PURCHASING PROCEDURE

All offers should be made directly to the selling Agent. This is part of our agreement with The Seller, and should be submitted before contacting a bank, building society or solicitor/legal representative. Any delays whether intentional or not, may result in the property being sold to another person, and survey/legal and other fees may be unnecessarily incurred. We are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements.

FINANCE

An experienced mortgage/financial adviser with access to a wide range of lenders/mortgages is available to discuss your mortgage requirements. We advise that we may receive referral fees from this recommendation.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE REPAYMENTS ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.

REFERRALS

We can recommend local solicitors/conveyancers. You are not obliged to use these services. We advise that we may receive referral fees from these recommendations.

SURVEYS

We have not carried out a structural survey on the property. If you are considering purchase of a property, it is advised that you do instruct a surveyor.

VIEWING

Strictly by appointment through:-

Platinum Property, 422 Sandon Road, Meir Heath, Stoke-on-Trent, ST3 7LH.

Telephone 01782 39 22 11.

NOTE TO PURCHASERS

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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